

Date: 18/01/2025

To,

National Stock Exchange of India Limited

Exchange Plaza, Bandra Kurla Complex,

Bandra (East), Mumbai- 400 051

Tel No: (022) 26598100 - 8114

Fax No: (022) 26598120

Symbol: **BLUECOAST**

BSE Limited

Phiroze Jeejeebhoy Towers

Dalal Street, Mumbai- 400 001

Phones: (0220) 22721233/4

Fax: (0220) 22-2272 3121

Scrip Code: **531495**

Subject: Disclosure under Regulation 30 (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Outcome of Board Meeting

Dear Sir,

Pursuant to the provisions of Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("LODR"), we hereby inform you that the Board of Directors of the Company at its meeting held today i.e. Saturday, January 18, 2025 (*commenced at 01:00 P.M. and concluded at 02:30 P.M.*), has *inter alia*, considered and approved the Un-audited standalone and consolidated financial results for the quarter and nine months ended on 31st December, 2024.

Please note that, the details as required with respect to above mentioned item under SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, is annexed herewith as **Annexure- I**.

Further in continuation of our letter dated 30th December 2024 captioned '*Closure of Trading Window*', it is hereby informed that the trading window of the Company for dealing in securities of the Company will remain closed for 'Designated Persons' till forty-eight hours after the information becomes generally available to the public.

You are requested to take this on record.

Thanking you,

Yours faithfully,

For Blue Coast Hotels Limited

Kapila Kandel
Company Secretary
& Compliance officer
M.No. 52540



Blue Coast Hotels Ltd.

Corporate Office: 415-417, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110 001 | Tel.: +91 11 23358774-75 | E-mail : info@bluecoast.in, www.bluecoast.in
Regd. Office : S-1, D-39, "N-66, Phase IV, Verna Industrial Estate Verna Goa - 403722 | CIN No.: L31200GA1992PLC0031C9

The Spirit of India™

Limited Review Report- Standalone Financial Results

Independent Auditor's Review Report on the Quarterly Unaudited Standalone and Year to Date Financial Results of the company Pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.

Review Report

To The Board of Directors
Blue Coast Hotels Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Blue Coast Hotels Limited** ("the Company") for the quarter ended 31st December, 2024 and year to date from April 01, 2024 to December 31, 2024 (the "Statement") attached herewith, being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015 (the "Regulation") as amended, read with SEBI circular No. CIR/CFD/CMDI/44/2019 dated March 29, 2019 (the Circular).
2. The Preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, as amended, read with Relevant rules issued thereunder and other accounting principles generally accepted in India read with the Circular is the responsibility of the Company's Management and has been approved by the Board of Directors of the Company. Our responsibility is to express a Conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants Of India. This Standard required that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian accounting Standard ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. Material uncertainty related to Going Concern Concept : We draw attention to Notes in the Financial Results regarding handing over of only operational asset of the company pursuant to the order of the Hon'ble Supreme Court, the accumulated losses, no revenue from operations. Further due to the absence of the profit, the Company is incapable to redeem its 0.01% redeemable preference shares and as on 31.12.2024 the Company is in default of Rs. 6.22 Crore, out of which Rs. 1.37 Crore is principal amount & Rs. 4.85 Crore of Dividend. These matters raising significant doubt on the company's ability to continue as a going concern.

For P. P. Bansal & Co.
Chartered Accountants
Firm's Regn No.: 001916N



A handwritten signature in blue ink, appearing to read 'Neeraj Bansal', written over a horizontal line.

CA Neeraj Bansal
(Partner)
Membership No. : 091893
UDIN : 250918930011YT4784

Date: 18.01.2025
Place: New Delhi

BLUE COAST HOTELS LIMITED

CIN : L31200GA1992PLC003109

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

Particulars	(Rs. in Lakhs, except per share data)					
	Quarter ended			Nine Months ended		Year ended
	31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
	(Unaudited)					(Audited)
1 Income						
a) Income from operations	-	-	-	-	-	-
b) Other Income	6.81	25.77	7.41	42.42	35.82	63.28
Total Income	6.81	25.77	7.41	42.42	35.82	63.28
2 Expenses						
a) Employee benefits expense	18.00	20.55	14.96	53.89	43.08	58.05
b) Finance Cost	0.11	(63.97)	103.75	39.89	311.25	415.00
c) Depreciation	2.20	2.28	2.20	6.76	6.61	9.20
d) Other expenses	17.94	43.19	22.92	78.59	53.07	68.50
Total Expenses	38.25	2.05	143.83	179.12	414.01	550.75
3 Profit before Exceptional Items & Tax (1-2)	(31.44)	23.72	(136.42)	(136.70)	(378.19)	(487.47)
4 Exceptional Items (Net)						
Preference Dividend Waiver	-	8,453.55	-	8,453.55	-	-
5 Profit before Tax (3-4)	(31.44)	8,477.27	(136.42)	8,316.85	(378.19)	(487.47)
6 Income Tax						
Income Tax - Current Period	-	-	-	-	-	-
Income Tax - Prior Period	-	-	-	-	-	243.55
7 Net Profit for the period (5-6)	(31.44)	8,477.27	(136.42)	8,316.85	(378.19)	(731.02)
8 Other Comprehensive Income	(0.23)	(11.46)		17.59		
9 Total Comprehensive Income	(31.67)	8,465.81	(136.42)	8,334.44	(378.19)	(731.02)
10 a) Paid-up-Equity Share Capital (face Value of Rs. 10/- per share)	1,464.05	1,274.85	1,274.85	1,464.05	1,274.85	1,274.85
11 Reserves excluding Revaluation Reserve						(13,621.78)
12 Earning per share (in Rs.)						
Basic EPS	(0.22)	66.41	(1.07)	56.93	(2.97)	(5.73)
Diluted EPS	(0.24)	66.41	(1.07)	64.12	(2.97)	(5.73)

1 The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on January 18, 2025. Limited review has been carried out by the statutory auditors.

2 The company was engaged into the hotel business till 19.09.2018 and no operating activities have been carried out during the period, however the company is still engaged in the Hotel Business Segment.

3 During the financial year ending March 31, 2019, the company had handed over its only operational asset 'Park Hyatt Goa Resort & Spa' pursuant to the order of the Hon'ble Supreme Court, impacting company's ability to continue as a going concern. The title of above hotel property continues to remain in the name of the company and it has exercised its right of redemption by filing the redemption petition before Hon'ble High Court of Bombay at Goa. The petition is pending adjudication and its outcome may impact the alleged sale of hotel property at Goa.

4 Pursuant to resolution passed in 31st Annual General Meeting and approval of the Redeemable Preference shareholders, Stock exchange and Registrar of the Company, The Company in its Board Meeting held on November 14, 2024 converted 6,93,110 0.01% Redeemable preference shares of Rs. 100 each (RPS) out of 41,50,000 RPS into 0.01% Compulsorily Convertible Preference Shares of Rs. 100 each (CCPS). Subsequently, the Company in its Board Meeting held on November 14, 2024 converted 1,89,200 CCPS out of 6,93,110 CCPS into 18,92,000 Equity Shares of Rs. 10 each (1 CCPS of Rs. 100 each = 10 Equity Shares of Rs. 10 each).

5 Due to the absence of the profit, the Company is incapable to redeem its 0.01% redeemable preference shares and as on 31.12.2024 the Company is in default of Rs. 6.22 crore, out of which Rs. 1.37 crore is principal amount & Rs. 4.85 crore of Dividend.

For and on behalf of the Board of Directors of Blue Coast Hotels Limited



[Handwritten Signature]
CA NEELAS BANSAL
M.No. 291893
Partner



[Handwritten Signature]
Kushal Suri
(Whole Time Director)

Place : New Delhi
Date : 18.01.2025

Blue Coast Hotels Ltd.

Limited Review Report- Consolidated Financial Results

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated and Year to Date Financial Results of the company Pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.

Review Report

To The Board of Directors
Blue Coast Hotels Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **Blue Coast Hotels Limited** ("the Company") and its subsidiaries (the company and its subsidiaries together referred to as "the Group") for the quarter ended 31st December, 2024 and year to date from April 01, 2024 to December 31, 2024 (the "Statement") attached herewith, being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015 as amended (the "Regulation"), read with SEBI circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 (the "Circular").
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind As-34), "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and the Circular, which is the responsibility of the Company's Management and has been approved by the Board of Directors of the Company. Our responsibility is to issue a report based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This Standard required that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to



Financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

4. The Statement includes the results of the Following entities:

S.No	Name Of the Company	Nature
1.	Blue Coast Hotels Limited	Holding Company
	Wholly Owned Subsidiaries(WOS)	
2.	Blue Coast Hospitality Limited	WOS of Blue Coast Hotels Limited
3.	Golden Joy Hotel Pvt. Ltd.	WOS of Blue Coast Hotels Limited

5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian accounting Standard ('Ind AS') specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015, read with the Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. Material uncertainty related to Going Concern Concept : We draw attention to Notes in the Financial Results regarding handing over of only operational asset of the company pursuant to the order of the Hon'ble Supreme Court, the accumulated losses, no revenue from operations. Further due to the absence of the profit, the Company is incapable to redeem its 0.01% redeemable preference shares and as on 31.12.2024 the Company is in default of Rs. 6.22 Crore, out of which Rs. 1.37 Crore is principal amount & Rs. 4.85 Crore of Dividend. These matters raising significant doubt on the company's ability to continue as a going concern.

For P. P . Bansal & Co.
Chartered Accountants
Firm's Regn No.: 001916N



CA Neeraj Bansal
(Partner)

Membership No. : 091893
UDIN : 25091393BM11Y51198

Date : 18.01.2025

Place: New Delhi

BLUE COAST HOTELS LIMITED

CIN : L31200GA1992PLC003109

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

Particulars	(Rs. in Lakhs, except per share data)					
	Quarter ended			Nine Months ended		Year ended
	31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
	(Unaudited)					(Audited)
1 Income						
a) Income from operations	-	-	-	-	-	-
b) Other Income	6.81	25.77	7.41	42.42	35.82	63.28
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2 Expenses						
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b) Finance Cost	0.11	(63.97)	103.75	39.89	311.25	415.00
c) Depreciation	2.20	2.28	2.20	6.76	6.61	9.20
d) Other expenses	18.44	43.19	23.04	79.09	53.33	69.37
Total Expenses	38.75	2.05	143.95	179.62	414.27	551.62
3 Profit before Exceptional Items & Tax (1-2)	(31.94)	23.72	(136.54)	(137.20)	(378.45)	(488.34)
4 Exceptional Items (Net)						
Preference Dividend Waiver	-	8,453.55	-	8,453.55	-	-
5 Profit before Tax (3-4)	(31.94)	8,477.27	(136.54)	8,316.35	(378.45)	(488.34)
6 Income Tax						
Income Tax - Current Period	-	-	-	-	-	-
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8 Other Comprehensive Income	(0.23)	(11.46)	-	-	-	-
9 Total Comprehensive Income	(32.17)	8,465.81	(136.54)	8,316.35	(378.45)	(731.89)
10 a) Paid-up-Equity Share Capital (face Value of Rs. 10/- per share)	1,464.05	1,274.85	1,274.85	1,464.05	1,274.85	1,274.85
11 Reserves excluding Revaluation Reserve	-	-	-	-	-	(13,895.85)
12 Earning per share (in Rs.)						
Basic EPS	(0.22)	66.41	(1.07)	56.80	(2.97)	(5.74)
Diluted EPS	(0.25)	66.41	(1.07)	63.99	(2.97)	(5.74)

- The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on January 18, 2025. Limited review has been carried out by the statutory auditors.
- The company was engaged into the hotel business till 19.09.2018 and no operating activities have been carried out during the period, however the company is still engaged in the Hotel Business Segment.
- During the financial year ending March 31, 2019, the company had handed over its only operational asset 'Park Hyatt Goa Resort & Spa' pursuant to the order of the Hon'ble Supreme Court, impacting company's ability to continue as a going concern. The title of above hotel property continues to remain in the name of the company and it has exercised its right of redemption by filing the redemption petition before Hon'ble High Court of Bombay at Goa. The petition is pending adjudication and its outcome may impact the alleged sale of hotel property at Goa.
- Pursuant to resolution passed in 31st Annual General Meeting and approval of the Redeemable Preference shareholders, Stock exchange and Registrar of the Company, The Company in its Board Meeting held on November 14, 2024 converted 6,93,110 0.01% Redeemable preference shares of Rs. 100 each (RPS) out of 41,50,000 RPS into 0.01% Compulsorily Convertible Preference Shares of Rs. 100 each (CCPS). Subsequently, the Company in its Board Meeting held on November 14, 2024 converted 1,89,200 CCPS out of 6,93,110 CCPS into 18,92,000 Equity Shares of Rs. 10 each (1 CCPS of Rs. 100 each = 10 Equity Shares of Rs. 10 each).
- Due to the absence of the profit, the Company is incapable to redeem its 0.01% redeemable preference shares and as on 31.12.2024 the Company is in default of Rs. 6.22 Crore, out of which Rs. 1.37 Crore is principal amount & Rs. 4.85 Crore of Dividend.

For and on behalf of the Board of Directors of Blue Coast Hotels Limited



Blue Coast Hotels Ltd.



Kushal Suri
(Whole Time Director)

Place : New Delhi
Date : 18.01.2025

Corporate Office: 415-417, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110 001 | Tel.: +91 11 23358774-75 | E-mail: info@bluecoast.in, www.bluecoast.in

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UDIN: 25091893AMUYS1198